

MEMORANDUM

OCTOBER 22, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: BEVERLY JOHNSON, ASSISTANT DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
RICHARD GARVER, DEPUTY DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
MICHAEL HUNTER, DEPUTY DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
RICHARD MULLIGAN, PROJECT PLANNER

SUBJECT: REVISION TO BETH ISRAEL'S MASTER PLAN AND PHASE I
CLINICAL CENTER DIPP AGREEMENT TO INCLUDE THE RESEARCH
NORTH DEVELOPMENT

SUMMARY: This memorandum requests that the Authority approve the incorporation of Research North Development into the prior approved Beth Israel Hospital Institutional Master Plan and DIPP Agreement and Plan.

INTRODUCTION

Following a public hearing on September 16, 1992 the BRA approved Beth Israel Hospital's Institutional Master Plan, a related Zoning Text and Map Amendment establishing a Hospital Institutional District, and a Development Impact Project Plan (DIPP) for the first Master Plan project, the Phase I Clinical Center. In addition, the Board authorized the Director to execute a Master Plan Cooperation Agreement, and to enter into a Development Impact Project Agreement and issue an Adequacy Determination for the Phase I Clinical Center Project under Article 31.

At the September 16 public hearing, it was stated that Beth Israel's Research North Project, located at 99 Brookline Avenue, was considered to be an element of the hospital's Institutional Master Plan and Development Impact Agreement and Plan, and that this project would be presented at the next BRA meeting. Beth Israel Hospital now requests that the BRA approve the incorporation of its Research North Project into its Institutional Master Plan and Development Impact Agreement and Plan.

PROJECT DESCRIPTION

Beth Israel Hospital, a voluntary non-sectarian acute care hospital, proposes to renovate an existing building at 99 Brookline Avenue to create a 110,000 square foot medical

research facility. The project addresses the hospital's critical need to relocate research facilities presently leased from Harvard Medical School in space which will cease to be available in January 1994, as well as to accommodate planned growth in medical research activity. The site is currently owned and occupied by the American Red Cross - Mass Bay and serves as administrative offices, a blood donor center, classrooms and garage facilities for Red Cross vehicles. The Red Cross intends to relocate these uses to a variety of future locations in Boston.

As was stated at the September 16 public hearing, Beth Israel's Research North Project, located at 99 Brookline Avenue, is to be incorporated into the hospital's Institutional Master Plan and the Development Impact Agreement and Plan and all resulting agreements.

The Proposed Project, which will include exterior renovations involving new window systems, a relocated main entry on Overland Street, the refinishing of the concrete facade elements and the addition of a mechanical penthouse, will substantially improve the appearance of the present building. The project will improve the streetscape by upgrading street lighting on Overland Street and installing street trees on Brookline Avenue. The interior will be reconfigured to meet the needs of the new uses in accordance with current codes. An intermediate floor will be added above the first floor where there is now a two story interior garage within the structure.

The Proposed Project is expected to begin construction in late November, 1992 and be completed in December, 1993. The total project cost is estimated to be \$20,000,000.

AMENDMENT TO THE BETH ISRAEL MASTER PLAN AND DIPP AGREEMENT AND PLAN

Beth Israel's proposed revision to its Master Plan, as reflected in the Plan dated October, 1992, includes the Research North Development at 99 Brookline Avenue as a Proposed Project providing 110,000 square feet of space, including 76,580 square feet of laboratory space and 23,510 square feet of research related office space. The development's FAR would be 2.0, consistent with underlying zoning.

The Proposed Project has been included in a revision to the Development Impact Project Plan and Agreement approved in connection with the Phase I Clinical Center Project. The entire Gross Floor Area of 99 Brookline Avenue will be included in the linkage computation for that project, with no 100,000 square foot exemption allowed.

DEVELOPMENT REVIEW

The Proposed Project has been reviewed in conjunction with the Phase 1 Clinical Center Article 31 submission. The Boston Transportation Department has determined that the Proposed Project involves the elimination of 44 parking spaces within the building, and

will therefore have minimal net new transportation impacts. Schematic plans have been reviewed by the BRA. Because the Proposed Project addresses the concerns of the Boston Civic Design Commission with regard to public areas and landscaping, and because there are no significant alterations to the massing of the existing structure, the Commission has waived its review of the Project. The Proposed Project will be subject to continuing BRA design review.

COMMUNITY REVIEW

The Proposed Project was presented to representatives of the Fenway neighborhood in a meeting on September 23, 1992. As a result of community concerns with improving the Brookline Avenue streetscape, Beth Israel has agreed to plant trees not only in front of the 99 Brookline Avenue property, but elsewhere on Brookline Avenue in accordance with a community-based planning process. In addition, the community expressed continued concern about the number of parking spaces in the hospital's Master Plan, and in particular about the hospital's use of 81 spaces in a garage located on Queensbury Street in a residential area. As a result, Beth Israel has agreed to terminate its lease in this garage no later than the opening of the Clinical Center Garage. The Proposed Project was also presented to the Mission Hill PZAC on September 23, 1992. Both communities were satisfied that all impacts of the Proposed Project have been addressed, and that the public benefits will be substantial, particularly with regard to the potential use of housing and jobs linkage funds.

PROJECT BENEFITS

This proposed Research North Development at 99 Brookline Avenue will provide the following benefits:

- o Housing linkage payments of \$548,750
- o Jobs linkage payments of \$109,750
- o Approximately 270 permanent jobs
- o Approximately 175 construction jobs
- o Adaptive re-use of a currently under-utilized building
- o Aesthetic improvement to an unattractive structure
- o Streetscape improvements on Brookline Avenue

PAYMENT-IN-LIEU-OF-TAXES

The 99 Brookline Avenue building is included within the terms of an agreement reached between Beth Israel Hospital and the Assessing Department encompassing projects proposed in its Master Plan. Under this agreement the City will receive \$100,000 in January, 1993. Thereafter, the PILOT payments will increase based on the commencement of subsequent projects, up to a maximum payment of \$350,000 in 1999.

CONCLUSION

BRA staff recommends that the Authority approve the incorporation of the Research North Development at 99 Brookline Avenue into the Beth Israel Master Plan and authorize the Director to certify the Proposed Project as consistent with the project as set forth in the revised Master Plan.

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority approves the incorporation of the Research North Development at 99 Brookline Avenue into the Beth Israel Hospital Institutional Master Plan, as reflected in the Plan dated October, 1992, and authorizes the Director to make all necessary approvals or recommendations for approval required by zoning and to execute documents or revisions, including those relating to the DIP Plan and Agreement, that are necessary to effectuate the Proposed Project.

VOTED: That the Director be authorized to certify in the name and on behalf of the Authority, that the plans submitted to the Inspectional Services Department in connection with the Proposed Project are consistent with the description of such Proposed Project in the Beth Israel Hospital Institutional Master Plan dated October, 1992 at such time as the Director, at his discretion, determines that such plans are so consistent.

Beth 'srael Hospital

330 Brookline Avenue
Boston, MA 02215

A major teaching hospital of
Harvard Medical School

Mitchell T. Rabkin, MD
President

(617) 735-2000

A constituent agency of
Combined Jewish Philanthropies

October 1, 1992

BY HAND

Paul L. Barrett, Director
Boston Redevelopment Authority
Boston City Hall - 9th Floor
Boston, MA 02201

RE: Beth Israel Hospital Master Plan

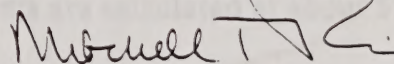
Dear Mr. Barrett:

I am writing to follow up on the BRA's approval of the Beth Israel Hospital Institutional Master Plan at a public hearing on September 16, 1992. At the hearing, it was stated that the Hospital's Research North project, located at 99 Brookline Avenue, was to be presented at today's BRA Board meeting and, upon approval by the Board, was to be considered to be incorporated into the Hospital's approved Institutional Master Plan. In addition, at the September 16th public hearing, the Board voted to approve the Master Plan subject to the condition that the Clinical Center garage be reduced one floor to five stories.

Accordingly, I am enclosing change pages to the Institutional Master Plan provided to the Board prior to its September 16th public hearing, comprising pages 34, 35, 37 and 52, blacklined to show revisions from the version reviewed by the Board prior to September 16th. These change pages describe the Research North project at 99 Brookline Avenue and describe the reduction in size of the Clinical Center garage.

Thank you.

Very truly yours,



Mitchell T. Rabkin, M.D.

cc: Francis J. Sullivan

Beth Israel Hospital
Master Plan 1992-2000
September, 1992

Facility Needs 1992-2000

Description of Master Plan Projects

Outpatient Care: The Clinical Center

The Clinical Center project encompasses a major new 500,000 GFA building to provide ambulatory care services to patients. It is anticipated to be built in two phases. The first, which is expected to begin construction in 1992, will contain about 325,000 GFA at a height of about 170'; the second phase to be built at a later date will contain about 170,000 GFA making the total height about 300'. Of this total building volume, approximately 70,000 is area elimination and rebuilt within the existing Massachusetts College of Art Building. The building footprint which appears in Figure 8 is 34,000 SF. The first phase uses will include retail, Rehabilitation and a Fitness Center, the Joint Center for Radiation Therapy, Ambulatory Care Clinics and Ambulatory Surgery. Associated with The Clinical Center, and to be built within that project schedule is a connector which will tie together The Clinical Center and the Southeast Building. This will be a two level connector which attaches to the rear of the Kirstein Building and continues alongside Feldberg and the garage terminating at the base of the elevator tower for the Southeast Building. This connector portion of the project is shown on Figure 8; it comprises about 30,000 SF and is integral to The Clinical Center and Southeast Building projects in that it includes at the rear of the Kirstein Building, a portion of the faculty office space to the physicians practicing in The Clinical Center and creates the base of the elevator core for Southeast, as well as an elevator for the existing garage.

The Clinical Center project will also provide additional parking for the Hospital. A five level underground garage * will be constructed as part of this project. The primary function of this garage is to provide parking for the ambulatory care patients and visitors to The Clinical Center.

Phase	GFA	Height
I	325,000	170'
II	170,000 available 495,090 GFA for FAR 5.0	300'

Total project costs for The Clinical Center Phase I amount to about \$155.6 million. The development impact payments are calculated at about \$1.1 million for housing and \$225,000 for jobs.

Research: Olmsted Plaza and Research North

Additional research space will be needed in the near term future but beyond 1994. The Beth Israel's commitment to Olmsted Plaza for about 90,000 SF to meet this additional need remains in place. If Olmsted is a viable project and lease terms remain similar or better than those already agreed to, within the necessary time frame, the Hospital is committed to locate research there. If not, the Hospital will have to locate research elsewhere -- one option is at the Southeast Building on campus.

Research North will provide for laboratory uses and lab support space including an animal facility and related office space. The building is located at 99 Brookline Avenue. It is approximately 40' in height with a footprint of about 38,000 SF on a 55,000 SF lot. The total buildout of about 110,000 SF results in an FAR of approximately 2.0. About 20 parking spaces are available on the site. Currently the site is in two zoning districts: B-2 and M-2. Project costs including acquisition amount to about \$24 million, and the project is scheduled for a construction start in November, 1992.

Inpatient Care: The Southeast Building

The Southeast Building has been programmed to serve a combination of clinical needs for the Hospital as well as important support services. The eight story building will house an additional 48 beds authorized by an approved Determination of Need issued by the Massachusetts Department of Public Health. It is also expected to provide additional loading and storage, an expanded kitchen and cafeteria and space for several of the Hospital's Support Service Departments. Detailed uses are shown on Figure 8.

Under current planning assumptions this building will serve these support and inpatient needs. It is planned to be constructed in two phases. The first phase comprises about 120,000 SF and will house the balance of clinical functions. The Southeast Building has a footprint/floor plate of approximately 18,000/27,000 SF as shown on Figure 8 at its proposed location on the campus. The FAR on campus would be about 3.97 upon completion of the Master Plan projects.

Parking for the Southeast Building will be provided within the Hospital inventory described in this Plan. No new parking will be built for the Southeast Building uniquely, under either scenario.

Alternatively, the Southeast Building could be used to meet the need for research space, if the Olmsted Project is not viable. Under this scenario, the building would still serve some clinical and service needs but at a significantly reduced level with the balance of space dedicated to research use. (see Alternative Development Scenario)

Southeast Building Floors SB-3 Southeast Building Floors 4-9

Height of building above grade: 54.75 ft.
Total Gross Square Feet (GSF): 110,000
Total Gross Floor Area (GFA): 77,000

Height of building above grade: 136.70 ft
Total Gross Square Feet (GSF): 130,000
Total Gross Floor Area (GFA): 113,000

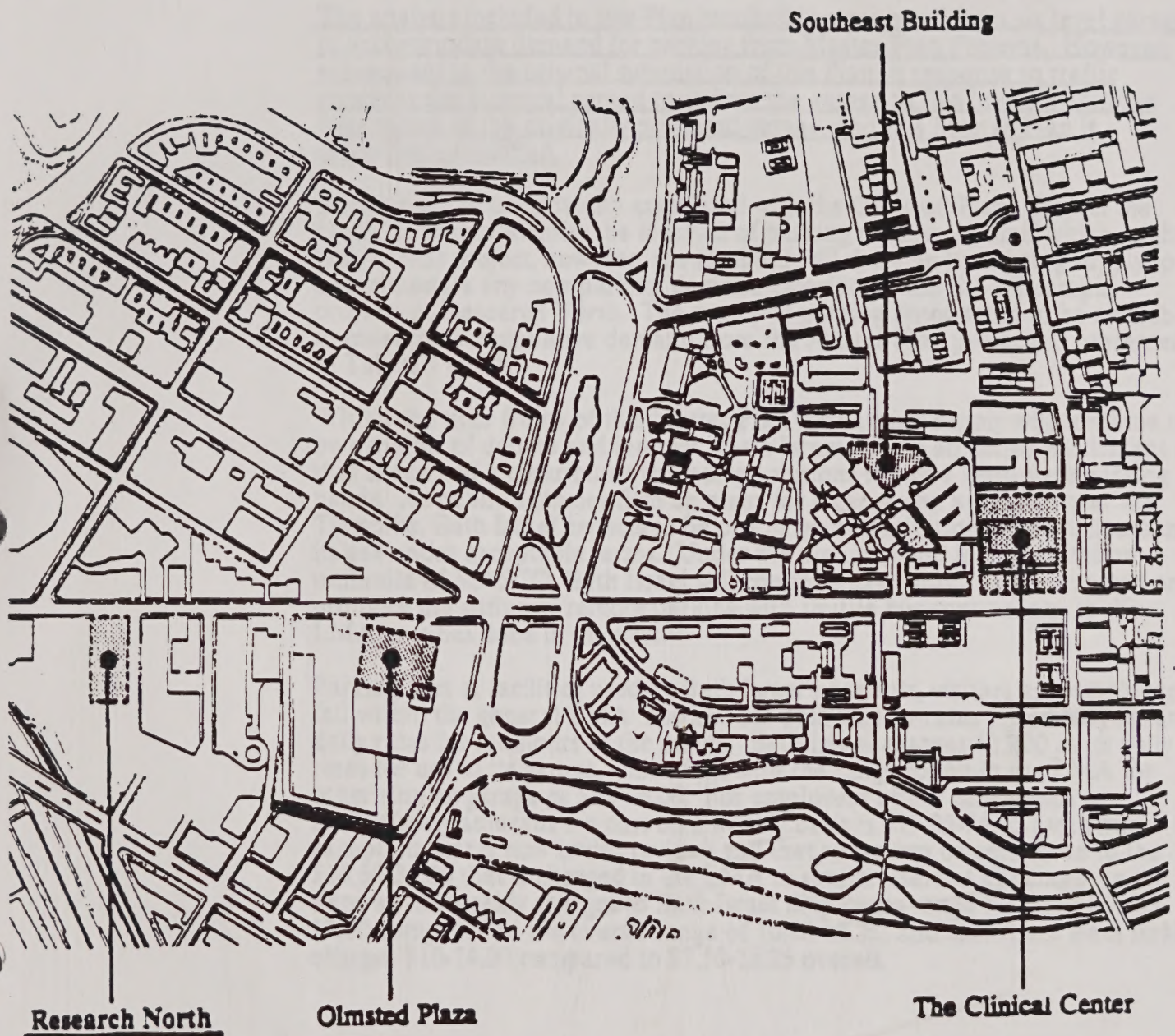


Figure 7. Proposed Projects 1992-2000

planning requires that we conserve these spaces in anticipation of the time -- which has already been identified at full-buildout of The Clinical Center -- when all of these spaces will be filled by Beth Israel's priority users. Beth Israel will seek to make these spaces available to LMA priority parkers during any such interval.

The analysis included in this Plan resulted in a proposal for a six level garage to accommodate demand for parking from Master Plan Projects. However, subsequent to the original submission of this Plan in response to traffic concerns the Hospital agreed to reduce the garage to five levels within the dimensions of the originally proposed garage, and this Master Plan is accordingly modified.

Because of the uncertainty associated with the Olmsted Plaza Project the Hospital cannot identify the location of parking to serve its staff which might occupy that project, however, the Hospital will draw on its existing supply to accommodate any new parking demand associated with the off-campus projects at Research North. The supply of parking anticipated to be available to meet the cumulative demand from the Master Plan projects is presented in Tables 7 and 8.

Within the time frame of this Master Plan the parking supply will continue to be a matter of debate and interest. Beth Israel will be an active participant in that arena and a contributor to finding solutions to serve legitimate parking needs. As public agencies firm up plans for a garage on air-rights over the Turnpike, Beth Israel expects to be one of many institutions to participate in its use under acceptable terms. Under the planning and implementation umbrella of MASCO, Beth Israel will continue to enthusiastically support and promote the siting of remote parking with shuttle bus connections to the LMA as it has done in the past.

Parking fees at facilities used by Beth Israel's patients, visitors and employees fall within the general LMA "market" for both weekly rates for employees and daily rates for members of the public. Beth Israel charges \$15.00 as its daily rates for use of its garage, which falls with the range found in the LMA for other similar garage of \$12-16.00. For employees either on-campus or immediately adjacent the cost on a weekly basis is \$19.85-24.95 (with one exception that is now under review) and that range can be compared to the \$16.60-31.00 that is charged in the LMA to similar users. Off campus in the Fenway the weekly charges to Beth Israel employees range between \$11.05-13.80 compared to the overall range of 10.40-18.25; and elsewhere Beth Israel charges \$10-14.00 compared to \$7.50-18.25 overall.



fenway community development corporation
73 HEMENWAY ST.
BOSTON, MA 02115

(617) 267-4637

September 29, 1992

Clarence J. Jones, Chairman
Boston Redevelopment Authority, 9th Floor
Boston City Hall
Boston, MA 02201

Dear Chairman Jones,

The Fenway Community Development Corporation supports the pending purchase of the Red Cross Building at 99 Brookline Avenue to be used for research space.

The Beth Israel's proposed reduction of available parking spaces and attention to environmental concerns is a welcome reversal from the usual addition of spaces in most expansion plans reviewed by the neighborhood.

Although the Fenway CDC on the whole supports this planned expansion we respectfully point out to you and other Board members the continued absence of coordinated development planning in and around the Longwood Medical Area.

Yet again the neighborhood is being asked to provide a thumbs up to an expansion plan without a context of future

We hope, that as the City's major planning department the Boston Redevelopment Authority sees this piecemeal approach to development as a dangerous and irresponsible method of approaching growth.

Thank you for your attention.

Sincerely,

Steve Wolf

Steve Wolf for the
FCDC Board of Directors

audubon circle
neighborhood association

September 30 1992

Clarence J. Jones, Chairman
Boston Redevelopment Authority 9th Floor
Boston City Hall
Boston MA 02201

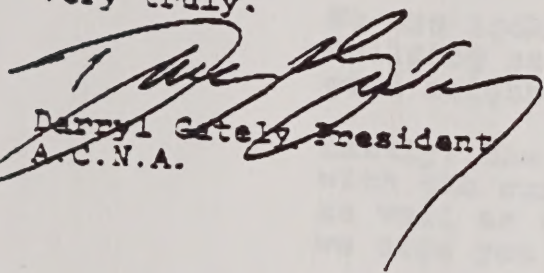
Dear Mr. Jones

I am writing to express full support for Beth Israel's acquisition of 99 Brookline Avenue to be used for the Research North project.

We feel confident that B.I. will continue to act and serve as responsible neighbors adding stability and improvement to our community.

Thank you for your consideration.

Very truly,


Darryl Gately, President
A.C.N.A.

488 Park Drive Boston Massachusetts 02215



Kenmore Association, Inc.
P.O. Box 644
Kenmore Station
Boston, MA 02215
Telephone 262-6246

September 30, 1992

Clarence J. Jones, Chairman
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Re: Beth Israel Hospital-Research North
Red Cross Building, 99 Brookline Avenue

Dear Mr. Jones:

I am writing to indicate our support for Beth Israel Hospital's acquisition of the Red Cross Building at 99 Brookline Avenue.

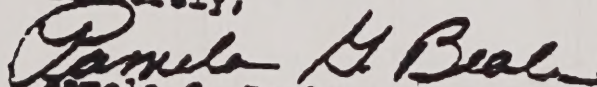
We believe that Beth Israel's plans for an adaptive reuse of an existing building with the addition of exterior lighting and streetscape improvements along Brookline Avenue will help the revitalization of this area. In addition, the number of cars will be reduced while the number of regular employees in the area will increase.

We are looking forward to Beth Israel moving into this building as they have already proven themselves to be good neighbors along Brookline Avenue.

Lastly, the uses they propose for this site are consistent with the current uses along Brookline Ave./Fullerton St. as well as the uses proposed for the Sears site. Accordingly, we urge you to approve this plan.

Thank you for considering our position.

Sincerely,


Pamela G. Beale
President

Via Facsimile tele. no. 367-5916
cc. Beth Israel Hospital
Fax # 735-5910

September 23, 1992

Clarence Jones, Chairman
Boston Redevelopment Authority
City Hall, 9th Floor
Boston, MA 02201

Dear Mr. Jones:

I wanted to voice my support for Beth Israel's renovation of the Red Cross Building at 99 Brookline Avenue. As you know, the space will be used for additional biomedical and molecular biology laboratory research needs. Beth Israel's commitment to quality medical care through its support of medical research is widely known.

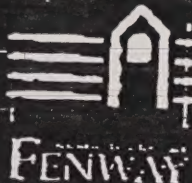
Beth Israel has been a strong supporter of the Fenway Community Health Center both through direct financial underwriting for our HIV/AIDS services and women's health services as well as through in-kind contributions such as supervision of our on-site lab. Additionally, Dr. Rabkin served as the Chairperson of FCHC's Capital Campaign Advisory Board which raised over \$2 million to build our new facility. In short, Beth Israel has been a strong and supportive partner of FCHC.

Please feel free to contact me at 267-0900 ext. 201 if I can be of assistance.

Sincerely,

C. Michael Savage

C. Michael Savage
Executive Director





Executive Office
1280 Boylston Street
Boston, MA 02215
(617) 262-1748
Fax: (617) 262-4343

VIA FAX

October 1, 1992

Clarence J. Jones, Chairman
Boston Redevelopment Authority
City Hall
Boston, MA 02201

Re: Beth Israel purchase of Red Cross building

Dear Chairman Jones:

I am writing in support of the anticipated purchase and renovation of the Red Cross building at 99 Brookline Avenue by the Beth Israel Hospital.

As the owners and operators of two hotels in the Fenway/Kenmore area for over 30 years, we welcome this project as we feel this acquisition will significantly provide many benefits to the neighborhood and the city.

The approximate \$650,000 in linkage fees, the addition of construction and permanent jobs, the reduction of the number of parking spaces as well as the planned extensive renovation of the building are among several of the benefits the B. R. A. should appreciate in expanding the area's economic base during a period of limited development activity in the city.

As Chairman of the Kenmore Association, I have enjoyed our relation with the hospital as they have proven to be responsible members of the neighborhood and business community.

It is for these reasons that I take great pleasure in writing this letter in urging your support for this project.

Sincerely,

Bill Sage

William Sage
Executive Vice President

WS/lm

Greater Boston
Boston/Fenway
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Hospital

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617-732-1000

Affiliated With NEDHC, Inc.

September 25, 1992

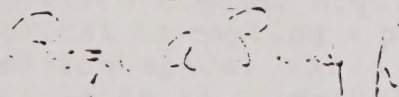
Mr. Clarence J. Jones, Chairman
Boston Redevelopment Authority
9th Floor
Boston City Hall
Boston, MA 02201

Dear Mr. Jones:

I understand the Beth Israel Hospital will be presenting to the Boston Redevelopment Authority Board on October 1, 1992 their Red Cross building renovation project.

Because of my familiarity with this facility and it's intended use I would urge the B.R.A. Board support. The end result will be an upgrade for the area.

Sincerely,



Roger A. Perry, Jr.

SEP 29 1 00 PM '92



BRIGHAM
AND
WOMEN'S
HOSPITAL

H. Richard Nesson, M.D.
President

Brigham and Women's Hospital
75 Francis Street
Boston, MA 02115

September 29, 1992

Clarence J. Jones, Chairman
Boston Redevelopment Authority
5th Floor
Boston City Hall
Boston, MA 02201

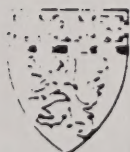
Dear Mr. Jones,

On behalf of Brigham and Women's Hospital, I am writing to support approval by the Boston Redevelopment Authority of Beth Israel Hospital's renovation of the Red Cross Building at 60 Brookline Avenue. Acquisition and redevelopment of the building is critical to meeting a portion of the hospital's short-term need for research space. At a time when jobs are sorely needed, it also represents an opportunity to bring both construction and permanent jobs to the city. Along with a number of other projects proposed for the medical area, it has our support.

Sincerely,

H. Richard Nesson, M.D.

HRN/gr



A Teaching Affiliate of Harvard Medical School